

OVER 20,000 FARM HOUSES VACANT AS CITY BEGS HOMES

New York State's Food Producers Cannot Carry Load of Mounting Costs.

DESERTED BY LABOR.

With All Work and No Pay, Farmer Believes It Is Time for Adjustment.

Sophie Irene Loeb of The Evening World staff—a thorough investigator with a thoroughly well grounded knowledge of the subject—has made an automobile tour of the highways and byways of the agricultural counties of New York State for first-hand facts about farm conditions affecting food production and prices. Professional farmers have been quoted at length with reference to threatened curtailment of production, scarcity of labor and high prices for farm necessities, but The Evening World is the first newspaper to go direct to the farmers themselves for the facts. Miss Loeb has written a series of articles, which will disclose facts quite startling to the New Yorker and the country at large. The third article follows:

By Sophie Irene Loeb.

ALBANY, N. Y., May 29.—In country after country in this State I have travelled and discussed the food question from all angles.

I have talked with little farmers and big farmers and old-fashioned farmers and scientific college-bred farmers and the following views are practically agreed upon by all of them:

Seed is up. Machinery and labor are prohibitive in price. Single-handed farmers cannot plow, harrow, drag, plant, roll and harvest hundreds of acres, so they are simply quitting.

They feel they get a screaming whether they grow grass or wool. They must stay put where they have invested their lives and their all. They will stay there in every sense and let the cities come after their food.

Friendliness, mutual understanding of difficulties and old-fashioned horse sense must come to the rescue.

That's their solution, with the addition of less talk and more work, more understanding of the farmer's troubles and co-operation with him.

There are more than 20,000 vacant farmhouses in this State; and the people of New York are paying exorbitant house-rent.

There is a shortage of several thousand hands to meet the commonest requirements of the State's needs in foodstuffs.

The farmer's children no longer are found on the farm. There is no incentive with the city's call of from \$5 to \$10 a day for ordinary jobs.

The farmer dislikes the comparison of the eight-hour-city unskilled labor with his \$1 to \$1.50 an hour return as against his fourteen-hour service to get food to his more fortunate city brother.

The woe of the depleted acres must be reflected in a coming long-felt want, wilful or otherwise.

The farmer is disgusted with the demands of the luxury-loving city dweller who shows little sympathy with the producer of eatables, demanding the fresh-from-the-farm foods and heaping abuse on the farmer because of the high price for which the farmer is not responsible.

The hired hand is becoming extinct, and it is estimated that on every farm to-day there is not an average of two men laborers.

The prices of the farmer's food, garments and shoes are sky high. And the farmer gets no relief, except to produce all he can for his own use and let it go at that.

The farmer is not very happy over the sight of princely looking motor cars with ordinary business men at the wheels flying by his farm, as compared with his hard-earned "dollar" which carries his calf as well as his guest.

He is disheartened at the 5 o'clock milking and the feeding of the stock before he eats his own breakfast, ploughing the fields before lunch, reaping in the afternoon, looking after the potato patch in the evening, journeying to town for a few necessities to find the shops closed, according to new time.

During the war he and his womenfolk labored incessantly so that the paperhanger in New York would have enough to eat, after the boys were fed "over there." It was his patriotic duty.

To-day he believes it is time for some adjustment. All work and no pay is making the farmer a wise old fellow. He is face to face with the first law of nature.

It is his turn to show the symptom of unrest and discontent. He is saying nothing and working out what little salvation there is for him.

The two principal reasons for this unrest given by the Post Office department from Washington, representing 40,000 answers to a question of why the unrest, is better stated than I can give it, as I have found it:

High prices for the handling of products, and lack of proper lines of contact between farmer and the ultimate consumer.

It is the general belief, the making less in the long

JUST HOW You Can Own Your Home For Less Than Your Present Rent

IF YOU ARE PAYING \$100 A MONTH YOU CAN BUY THIS HOUSE



GALLENDER GUILTY OF CRUELTY TO GIRL

Vaudeville Actor Will Be Sentenced Tuesday for Beating His Daughter.

A jury before Judge Haskell in the County Court, Brooklyn, last night returned a verdict of assault in the third degree against John Gallender, a vaudeville performer, fifty-six, who lives at No. 150 Grant Avenue Brooklyn. Gallender, who is known to vaudeville patrons as "Gallender," a clay modeller, was charged with beating his nineteen-year-old daughter, Minnie, with a stick with a nail in the end of it, and further with aiding and abetting an assault on the girl by her grandmother, May 5, 1918.

Gallender has been married three times. The girl's grandmother, named in the indictment, is the mother of Gallender's second wife, and lives in England.

After the verdict last night Judge Haskell said the grandmother should be brought back from England and made to stand trial.

"She ought to have been here in my place," said the clay modeller.

He was remanded to Raymond Street Jail for sentence Tuesday.

run than he ever did, and he certainly is not getting rich.

There is scarcely a farm that is planting as much as last year. With the ready sale for \$5 a bushel potatoes, the farmer is selling his potatoes rather than using them for seed.

It is a case of curtailing all around—depleted herds, less growing, fewer crops.

What does this mean? It means less hauling, less storage of foods, less production, less profits and higher prices.

Every strike in a coal mine, in the industrial plant, in the garment trades, means a tightening of the farmer's output, except for his own needs.

As one farmer wisely put it: "If you took the lackey and the bowing, scraping doorman and flunkies from the thousands of fashionable hotels and put them out on the farms to produce food, rather than flaunt fashions, the situation soon would be solved."

It is a case where the food business has been the farmer's business only. The consumer complacent has passed the buck.

As long as the cry of the hour, and the farmer's credits are of prime consideration. City people have failed to realize except in talk that he is the mainstay of the Nation.

Although he is the least likely to run away, and his assets remain where they can be seen every minute, he is the last to get the credit he needs and always has the sword of the mortgage on his back hanging over him.

He never has any cash because he has constantly to put his money into his land. That is why he has to stay where he is.

He is the one who sees how easy it is for the apartment dweller to pull up stakes, put everything he owns in a moving van and seek fresh fields of fruitfulness.

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POLO GROUNDS SUSPECTS FREED

Magistrate Upholds Campaign of The Evening World to Suppress Betting at Ball Games.

While discharging six men arrested at the Polo Grounds on charges of disorderly conduct in "laying wagers on a baseball game" because of insufficient evidence, Magistrate Frothingham today upheld the campaign of The Evening World for the purity of the national game.

"Patrons of the game," the Magistrate said, "must be protected from the inconvenience and discomfort caused by persons jumping from their seats to place wagers, but I do not find in these particular cases evidence sufficient to warrant the conviction of these men."

The men arrested were William Austin, No. 118 Christopher Street; Albert Goodman, No. 9 East 10th Street; Abraham Entracht, No. 182 St. Nicholas Avenue; Samuel Weiss, No. 133 West 115th Street; Frederick Emmeling, No. 1874 Grove Street, Bronx; and Nathan Aroowitz, No. 1416 Wilkins Avenue, Bronx.

Detective Dugan testified he had seen Austin and Entracht offer to bet on the game. The men denied the betting, but admitted jumping up in their seats when they became excited over the game.

Dugan testified he had seen Goodman leave his seat, go to Weiss and tell him to "bet more than \$300 until I tell you." Goodman admitted leaving his seat, but said he did it when a home run was knocked and not to make a bet.

WOMEN ATTACK MAN ON FERRYBOAT

Capt. Beggs Struck on Jaw and Nearly Thrown Overboard for Alleged Annoyances.

But for the aid of a detective who later arrested him, Capt. Samuel Beggs, forty-two years old, of No. 390 Richmond Road, Concord, N. C., would have been thrown overboard by women on the ferryboat Mayor Gaynor last night, according to witnesses before Magistrate Crook in the New Brighton Court today. Beggs was held in \$400 bail on a charge of annoying Mrs. Mary Harker, of No. 141 Clove Road, Stapleton, S. I.

According to Mrs. Harker, Beggs was annoying her and her daughter as they were returning to their homes on the ferryboat. She struck him on the jaw, she said, knocking him off a camp stool. Other women came to her aid, hurling bundles on the captain. Their screams attracted Detective John Compoli, attached to the New York Headquarters, who found the women trying to push Beggs overboard. He quieted them and turned Beggs over to the Staten Island police when the ferry landed at St. George.

Beggs was fined \$200 on a similar charge two years ago, according to the police.

SUBWAY TIED UP AS MAN IS KILLED

Traffic Halts 30 Minutes Through Accident Near 128th Street "L" Station.

An unidentified man was killed by an uptown subway train at the elevated station at 128th Street and Broadway at 4:13 A. M. to-day, and traffic was delayed on the line for thirty minutes. No one saw the train strike him and from the position of the body he had been on the track eighty feet south of the platform.

He was clean shaven, about forty, weighed 140 pounds, had light hair and eyes; was clean, blue tie, and tan shoes. On the street, to which they had apparently fallen through the ties, were cards, a memorandum and a bankbook bearing the name of Herchel Kenton Lester, No. 66 Broadway, Room 1598. There were also names and addresses in Superior County, Nebraska.

Depositing upon local mortgage conditions, more or less favorable terms may be obtained to finance this house. In this neighborhood home-owners with \$2,500 cash have been financed with a \$4,250 first mortgage, with the balance on a second "installment" mortgage. On the figures given, this would work out as follows:

Cash \$2,500
First mortgage \$4,250
Second mortgage 1,950

Depreciation and repairs, repainting and the like, should not be a burden for the first five or six years. After that they must be taken care of, according to the wear and tear on the property by the occupants.

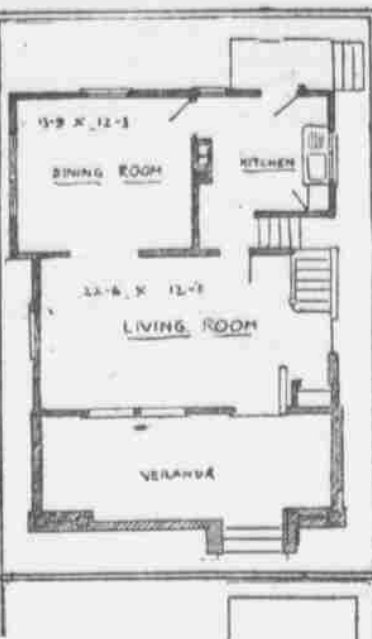
John E. Westervelt Drops Dead. John E. Westervelt, fifty-two, for twenty years an inspector in the Water Department, dropped dead from heart disease to-day in front of No. 2012 Quarry Road, the Bronx, while on his way to work from his home, No. 517 Oaktree Place, Bronx.

Arrest of Lichtenfels Brothers Recalls Charges Against Them in March.

News that William and Emil Lichtenfels of No. 413 Willis Avenue, prominent retail grocers of the Bronx, had been held in \$20,000 bail by United States Commissioner Hitchcock as one of the "side" results of the stealing of woolens valued at \$175,000 from an Erie Railroad freight car recalled to-day the arrest of the brothers on March 3, when silks, rugs and automobile tires worth \$100,000 were found in their warehouse.

Seven days after that arrest the Lichtenfelses were discharged by Magistrate Levine in Jefferson Market Court. Police Captain McQueney said the alleged loot had been inspected by scores of persons, none of whom had claimed any of the goods. William Lichtenfels said the stuff was the property of a "neighbor," and was stored as a matter of accommodation. It has remained ever since in custody of the Police Custodian in the Bronx.

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Builder Is Ready to Duplicate It for \$7,200 and Site Would Be \$1,500 or Less—Mortgage \$6,200.

By Stanley Mitchell.

This is one of a series of articles to show you how to escape from the clutches of the profiteering landlord.

Laws against profiteering are a relief but not a cure for the evil which to-day hits every class of city dwellers, from high salaried executives to poorly paid clerks.

The real solution of the problem is for every one to be his own landlord.

There are thousands of flat dwellers in New York City paying \$100 a month to a landlord who do not realize that the same amount of "rent" paid into their own home would make them their own landlords.

Here is a practical demonstration of what the \$100 a month rent can accomplish. This is not a "dream house" that has not gone beyond the paper and ink stage. It is a house just completed under present building conditions and gives an accurate record of building costs to-day.

The numbers of small houses going up in the suburbs is a pretty clear indication that a good many flat renters who have laid up something "against the rainy day" have decided that the housing shortage and profiteering landlords have combined to bring the "rainy day" right up to the present.

The man who built this house, Nicholas Terzi, of Little Neck, L. I., states he is willing to duplicate it for \$7,200. If Terzi is willing to undertake such a contract at Little Neck any honest and capable builder ought to be willing to build for about that figure in any one of the fine suburbs that surround the landlord-ridden apartment districts of the city.

Building sites in the neighborhood where this house stands are held at about \$1,500. Cheaper sites might be found nearby. The suburbs offer a range of higher or lower prices to the home-seeker.

Aside from the advantages the suburbs offer in community life, a chance for the youngsters to find out what trees and grass look like outside of a park, and freedom from the constant menace of increased rent, this suburban home offers big financial benefit to the ex-renter.

Allowing \$1,500 for the site, the total cost of the home will be \$7,200. This will require \$324 a year in interest, part of which the owner will pay to himself on the amount he puts in as a first payment.

Heating, taxes, insurance and amortization will add \$264 a year, making the carrying charges \$588, or \$49 a month. The other \$35 a month paid into the property really goes back into the ex-renter's pocket by paying off the installment mortgage. When that has been paid off, the interest charges will be cut down and the \$35 a month payments will begin to go toward earning back the first payment on the property.

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MERCHANTS HELD IN \$175,000 THEFT FROM FREIGHT CAR

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